

COMMISSIONERS APPROVAL

ROKOSCH 

GRANDSTAFF

THOMPSON

CHILCOTT 

DRISCOLL 

Members Present.....Commissioner James Rokosch,
Commissioner Carlotta Grandstaff, Commissioner Alan Thompson, Commissioner Greg
Chilcott and Commissioner Kathleen Driscoll

Date.....November 20, 2007

Minutes: Glenda Wiles

Commissioner Chilcott attended a Youth Attention Home meeting during the morning
hours.

The Board met with members of the Ravalli County Park Board and Civil Counsel Alex
Beal in regard to the Park Board purchasing property on Kurtz Lane. Park Board
Member John Ormiston stated the Park Board voted unanimously to enter into an
agreement with the owner (Pat Stevens) of 9 acres of land on Kurtz Lane. This property
includes a warehouse that is substantial in size. The warehouse sits on 2 of the 9 acres.
Also present was Surveyor Steve Powell who stated over the years the nine acres were
from three lots and boundary line relocation was done to incorporate the three lots.
Seven acres of the nine acres are bare land. John stated another person is interested in
this property so the Park Board wants to enter into an agreement with a \$5,000 down
payment. John stated before the Park Board can purchase this property they need
concurrence from the County Commissioners to move forward.

John stated the Park Board has been looking for park property for quite some time. This
is right across the street from Daly Elementary School and is in an excellent location. He
stated the warehouse could be utilized for county storage and there is an office within the
warehouse. John stated as soon as the land is purchased it can be developed for ball
fields and other recreation. The sale price is \$500,000.00 for the nine acres and is subject
to appraisal. He stated if they enter into an agreement they will not be responsible for
more than \$500,000.00 even if the appraisal comes in lower. Currently the Park Board
has a little over \$300,000.00 they can utilize for this property purchase. The \$5,000.00
would go towards the purchase price and if the purchase did not go through, they could
lose the \$5,000.00.

Discussion included the use of the warehouse which could result in revenue.

Alex stated in regard to financing the project it is best to stay away from bonding as their must be an approval by the public through the voting process. He suggested they utilize a contract for deed as the process is streamlined, and the offer is at 6% interest rate. Alex stated the escrow account could be set up at a bank. He will need to visit with Internal Auditor Klarryse Murphy and make sure this would not exceed or cause any problems with the overall debt of the county. John stated the property owner is in favor of having a contract for deed so she can earn interest. Alex also noted the Montana Statute addresses the cash in lieu being a nexus from subdivisions located near any recreation areas. Alex stated the argument could be that this is a small county and everyone can utilize it. Commissioner Thompson stated \$100,000 of this money available has come from the sale of park land property; two of which were in the Hamilton area.

John also stated Pat Stevens is interested in donating some monies to help build the ball fields. If they put the money down now, they would have until June 1, 2008 to finalize the contract. It was noted the Park Board took \$47,885.00 in cash in lieu monies during the last fiscal year.

Park Board Member Robert Cron stated it is important to start the process of obtaining recreational ground and they plan to meet with other district park boards in January. He felt the Park Board could afford this ground as other properties they looked at were too expensive.

Discussion included development of the park land which is costly, but all agreed the land ownership needs to come first. John also stated there is land adjacent to this. It is 6 acres and is owned by Tom Stewart. Tom is also interested in trading some of his property for other county property lands that could benefit his business.

Commissioner Thompson stated if he still sat on the Park Board he would have voted against this purchase. Originally their plan was to purchase larger parcels of land between Hamilton and Corvallis. Contractor C.H. Johnson was hired at a cost of \$30,000.00 to review lands for a sports complex. That report supported a larger complex. He noted these nine acres is within the Hamilton area and is a smaller parcel of land. He suggested the Park Board see exactly what the City of Hamilton is in order to help the county because it appears this location will be a bigger benefit to the City than the County. Commissioner Thompson also stated if the Park Board voted unanimously on this purchase, as a Commissioner he would vote to move the project forward. John stated the Park Board can not afford a larger parcel, and that is why this parcel looks so favorable. He also noted this purchase is consistent with the Recreational Master Plan. (Commissioner Rokosch was now present for this discussion).

Commissioner Thompson made a motion to allow the Park Board to move forward with this purchase as discussed today. Commissioner Driscoll seconded the motion and all voted "aye". It was agreed Alex will assist the Park Board in the language for this contract for sale and the course of action for the actual contract for deed.

In other business the Board held a Public Hearing for the adoption of resolutions for Budget Amendments and Budget Resolutions for Fiscal Year 2007. Commissioner Grandstaff read the legal notice for the public hearing. Present was Accountant Jana Exner. No members of the public were present.

Commissioner Thompson made a motion to approve the following Budget Amendments for Fiscal Year 2007:

- Resolution No. 2198 which is due to unanticipated revenue for road capital reserve funds and pro-rata funds
- Resolution No. 2199 which is due to unanticipated revenue from weed grant funds
- Resolution No. 2200 which is due to unanticipated revenue from weed grant funds
- Resolution No. 2201 which is due to unanticipated revenue for road capital reserve funds and pro-rata funds
- Resolution No. 2202 which is due to unanticipated revenue for Senior Citizens
- Resolution No. 2203 which is due to unanticipated revenue from Local Option to Juvenile Detention and GIS
- Resolution No. 2204 which is due to unanticipated revenue in a Environmental Health Assessment Grant
- Resolution No. 2205 which is unanticipated revenue on a F.A.A. Grant
- Resolution No. 2206 which is unanticipated revenue for a budget transfer on line 4000
- Resolution No. 2207 which is unanticipated revenue from the F.A.A. on the AWOS Grant
- Resolution No. 2208 which is unanticipated revenue for the pro-rata road funds
- Resolution No. 2209 which is unanticipated revenue for the pro-rata Corvallis Capital Improvement and VOWA Grant
- Resolution No. 2210 which is unanticipated revenue for WIC
- Resolution No. 2211 which is unanticipated revenue in the OVAW Grant
- Resolution No. 2212 which is unanticipated revenue in the VEST Grant
- Resolution No. 2213 which is unanticipated revenue for the Weed District for the In County Grant Program
- Resolution No. 2214 which is unanticipated revenue within the Airport Fund
- Resolution No. 2215 which is unanticipated revenue for fleet management funds into the Road Department
- Resolution No. 2216 which is unanticipated revenue for the Darby CTEP fund

Commissioner Driscoll seconded the motion and all voted "aye".

The public hearing was then closed.

The Board reviewed numerous Resolutions for Budget Transfers within Fiscal Year 2007. **Commissioner Chilcott made a motion to approve the following Budget Transfers for Fiscal Year 2007:**

- Resolution No. 2217 for year end transfers for Facilities, Weed, Airport, Extension, Drug Forfeitures and Junk Vehicle
- Resolution No. 2218 for year end transfer for the Fair fund
- Resolution No. 2219 for year end transfers for the District Court fund
- Resolution No. 2220 for year end transfers for the CAC Grant, Bioterrorism, Victim Witness, family Planning, MCH and immunizations Grants
- Resolution No. 2221 for year end transfer for DUI Task Force, mental Health and 9-1-1 funds
- Resolution No. 2222 for year end transfers for the FAA Grant
- Resolution No. 2223 so transfers in agree with budgeted transfers out
- Resolution No. 2224 which corrects budgeted transfers in the Drug Forfeiture funds
- Resolution No. 2225 to clean up the juvenile Detention and Capital Reserve funds
- Resolution No. 2226 which allows transfers within the 9-1-1 Fund
- Resolution No. 2227 which is a budget transfer for WIC year end
- Resolution No. 2228 which is a year end clean up for Public Safety
- Resolution No. 2229 which is a budget transfer for the OVAW Grant
- Resolution No. 2230 which is year end clean up for Environmental Health and E-9-1-1
- Resolution No. 2231 which allows transfer so Public Safety can cover expenses made in the Lewis and Clark Grant
- Resolution No. 2232 which allows transfers within the GIS fund
- Resolution No. 2233 which covers overage in the Health Officer line
- Resolution No. 2234 for transfers in the Road Department
- Resolution No. 2235 which allows for year end transfers in District Court, General and Bridge funds
- Resolution No. 2236 which allows for transfers within the Environmental Health fund
- Resolution No. 2237 which allows for transfers within the Clerk and Records fund
- Resolution No. 2238 which allows for transfers within the Environmental Health fund
- Resolution No. 2239 which allows for transfers within the Extension fund
- Resolution No. 2240 which is transfers for the general fund for year end
- Resolution No. 2241 which allows for transfers within the Justice of Peace fund
- Resolution No. 2242 which allows for transfers within the Planning fund
- Resolution No. 2243 which allows for transfers within the Justice of Peace fund
- Resolution No. 2244 which allows for transfers within the Justice of Peace fund
- Resolution No. 2245 which allows for transfers within the County Attorney's Office
- Resolution No. 2246 which allows for transfers within the Planning fund

- Resolution No. 2247 which allows for transfers within the GIS fund
- Resolution No. 2248 which is a transfer within the Environmental Health fund
- Resolution No. 2249 which is a transfer in the USFS Air Operations Building Fund from Debt service to debt service principal

Commissioner Thompson seconded the motion and all voted “aye”.

In other business the Board discussed several administrative issues as follows:

Glenda visited with Dean Whitsitt in regard to the previous request for indigent burial funds for the cremation services of Paul Timothy Nordahl who died on September 12, 2007. More information was received relative to the wife and the parents. Paul lived in a tent in the Victor area and the wife has no assets. The parents of Paul did not have a relationship with Paul and have refused payment. **Commissioner Chilcott made a motion to pay Whitesitt Funeral Home and have Glenda contact the Sheriff's Office in order to ascertain if an address can be obtained on the wife in order to send a bill for services. Commissioner Driscoll seconded the motion and all voted “aye”.**

Commissioner Chilcott made a motion to grant final approval to the Schrage Final Plat Subdivision. Commissioner Driscoll seconded the motion and all voted “aye”.

Commissioner Rokosch made a motion to adopt the September 18, 2007 minutes and the minutes for the month of July 2007. Commissioner Chilcott seconded the motion and all voted “aye”.

Administrative Skip Rosenthal presented Employee Action Forms for signature.

Skip also presented a contract for services with Johnson Controls for the Energy Audit. Johnson Controls will be here on Monday, November 26th to discuss various issues they have found at the Courthouse such as the air flow and interior office walls. This contract will need to be reviewed prior to securing the financing. The Board advised Skip to have Civil Counsel Alex Beal review this contract and the financial services contract.

Skip also addressed the Corvallis CTEP Project Specific Agreement (for the Willow Creek Path and Bridges). The original amount the Commissioners approved was \$178,948.00 with matching funds in the amount of \$27,591. The cost estimates have increased 12.5% and the Montana Statute requires the state agencies recover the indirect costs. Therefore, the CTEP Funds will be \$199,000.00 with a match at \$30,971. **Commissioner Thompson made a motion to sign this agreement/contract, making note this is a good project. Commissioner Driscoll seconded the motion and all voted “aye”.**

Skip also looked at the railing to be installed on Victor Main Street for the previous Victor CTEP. He stated these funds might be rolled into this Corvallis CTEP Project since the Victor CTEP Project has been closed out.

Skip also addressed a recent invoice from Jeff Minckler for Collective Bargaining negotiations. Skip noted the contract ends January 2009, and this invoice is not due until after the first of the year. There were no discounts noted for paying this invoice early. Jeff will be here December 11th for 9-1-1 Negotiations and Skip will have the check prepared at that time.

In other business the Board held an interview with Jan Wisniewski for a Planning Board position.

Commissioner Driscoll attended a Missoula Transportation Planning Coordinating Committee meeting during the afternoon hours.